

**CITY OF SEABROOK
ORDINANCE NO. 2016-16**

**SEABROOK TOWN CENTER
OVERLAY DISTRICT**

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 4, "SPECIAL USE REGULATIONS", CREATING A NEW SECTION 4.16 "SEABROOK TOWN CENTER OVERLAY DISTRICT REGULATIONS", SUCH DISTRICT CONSISTING OF THE AREA LYING WEST OF THE WESTERN EDGE OF STATE HIGHWAY 146 RIGHT-OF-WAY, NORTH OF VERMILLION DRIVE REAR PROPERTY LINES, EAST OF ED WHITE ELEMENTARY SCHOOL, SOUTH OF OAK DALE WAY REAR PROPERTY LINES, AND SOUTH OF SEABROOK METHODIST CHURCH, AS FURTHER DEPICTED IN ATTACHMENT A, HEREIN, BY ADDING SITE AND ARCHITECTURAL REGULATIONS FOR THE AREA KNOWN COMMONLY AS "SEABROOK TOWN CENTER", AND AMENDING SECTION 3.15, "COMPREHESIVE LAND USE MATRIX", ACORDINGLY BY ADDING "SEABROOK TOWN CENTER OVERLAY DISTRICT" "USES" PERMITTED BY RIGHT AND BY CONDITIONAL USE WITHIN SUCH DISTRICT; RECODIFYING THE CURRENT SECTION 4.16 "TELECOMMUNICATION TOWERS AND ANTENNAE" UNDER A NEW SECTION 4.25 UNDER THE SAME TITLE, TO ALLOW FOR FUTURE EXPANSION OF ARTICLE 4; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 PER OFFENSE FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the City Council of the City of Seabrook is continually reviewing the provisions of the City Code of Ordinances relating to land use and other circumstances which generally impact the health, safety and well-being of residents, citizens and inhabitants; and

WHEREAS, the Planning and Zoning Commission, in cooperation with the property owners, have studied, reviewed and prepared special use regulations for consideration by City Council to address the uniform development in relation to uses for property within the area lying west of the western edge of State Highway 146 right-of-way, north of the Vermillion Drive rear property lines, east of Ed White Elementary School, south of Oak Dale Way rear property lines, and south of Seabrook Methodist Church as shown in Attachment A, which is made a part of this Ordinance, (the "Tract"); and

WHEREAS, all public notices have been published, mailed and provided in accordance with statute and the City Code of Ordinances, Appendix A of the City Code of Ordinances (Zoning Code); and

WHEREAS, the Planning and Zoning Commission recommended approval of this zoning change for the Tract, commensurate with the addition of site, architectural and related design standards and uses at its meeting of May 19, 2016, and has made its final report; and

WHEREAS, the City Council and the Planning and Zoning Commission of the City of Seabrook have studied the present provisions of the Code of Ordinances of the City of Seabrook and have determined the need to update the provisions relative to special uses of Tract for reference in the land use matrix; and

WHEREAS, the City Council now desires to recodify the current Section 4.16 entitled "Telecommunication Towers and Antennae" under a new Section 4.25 under the same title, to allow for future expansion of Article 4, "Special Use Regulations"; and

WHEREAS, all public notices have been posted, published and all required hearings on this matter have been held in accordance with the Comprehensive Zoning Ordinance and law; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEABROOK, STATE OF TEXAS:

SECTION 1. FINDINGS OF FACT.

That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2. AMENDMENT TO THE SEABROOK CITY CODE, APPENDIX A, ARTICLE 4, SECTION 4.16.

The Code of Ordinances of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulation", is hereby amended by creating a new Section 4.16 entitled "The Seabrook Town Center Overlay District Regulations" to establish design regulations, including site, architectural and related design standards and regulations for developments within the area lying west of the western edge of State Highway 146 right-of-way, north of the Vermillion Drive rear property lines, east of Ed White Elementary School, south of Oak Dale Way rear property lines, and south of Seabrook Methodist Church as shown in Attachment A, (the "Tract"), which is made a part of this Ordinance.

The Tract to be rezoned is shown in Attachment A, Section 4.16 which is incorporated herein by reference.

Upon passage of this Ordinance, the official zoning map of the City of Seabrook shall be amended to reflect this change.

SECTION 3. AMENDMENT TO THE SEABROOK CITY CODE, APPENDIX A, ARTICLE 3, SECTION 3.15.

The Code of Ordinances of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Matrix", is hereby amended by adding "Seabrook Town Center Overlay District (STCOD)", "Uses", permitted by right and by conditional use within such district as shown in Attachment B, which is made part of this Ordinance.

SECTION 4. AMENDMENT TO THE SEABROOK CITY CODE TO RECODIFY THE CURRENT SECTION 4.16, UNDER A NEW SECTION 4.25.

The Code of Ordinances of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulation", is hereby amended to recodify the prior Section 4.16 entitled "Telecommunication Towers and Antennae" under a new Section 4.25 under the same title, to allow for future expansion of Article 4.

SECTION 5. INCORPORATION INTO THE CODE, PENALTY CLAUSE.

This Ordinance is hereby incorporated and made a part of the Seabrook City Code. Violation of this Ordinance is subject to the penalty section of said Code including, Section 11.06, "Criminal Enforcement" which provides that any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

SECTION 6. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance are hereby expressly repealed.

SECTION 7. SEVERABILITY.

In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Seabrook, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 8. NOTICE.

The City Secretary shall give notice of the enactment of this Ordinance by promptly publishing it or its descriptive caption and penalty after final passage in the official newspaper of the City; the Ordinance to take effect upon publication.

PASSED AND APPROVED on first reading this 21st day of June, 2016.

PASSED AND APPROVED on second and final reading this 5th day of July, 2016.

BY: Glenn Royal
Glenn Royal, Mayor

ATTEST:

By: Robin Hicks
Robin Hicks, TRMC
City Secretary



APPROVED AS TO FORM:

Steven L. Weathered
Steven L. Weathered
City Attorney

Attachment A.

Sec. 4.16. The Seabrook town center commercial development overlay district regulations.

4.16.01. Purpose: The Seabrook Town Center Commercial Development Overlay District ("STCOD") is intended to promote an attractive mixed-use retail commercial development exhibiting an overall desirable appearance with enduring quality. The overlay will provide direction to the tenant/owner/developer by defining certain design elements and areas which should be common to the project and will unify its overall design. The standards that follow allow for and promote design integration. The city has conducted extensive study for the purposes of establishing the regulations that follow:

4.16.02. Applicability: All new developments and changes to existing developments in the district that require site plan or building permit approval are subject to the requirements of the overlay district in addition to other applicable regulations in the City's Code of Ordinances. Nothing contained in this section 4.16 shall be deemed to reduce applicable requirements contained in other sections of this Code, or any ordinance specifically applicable to a development (e.g., conditional use permit or planned unit development), but instead to enhance the aesthetics and associated uses of this overlay district.

4.16.03. Boundaries of the overlay district: The Seabrook Town Center Commercial Development overlay district ("STCOD") shall consist of the area lying west of the western edge of (State Highway 146 right-of-way, north of Vermillion Drive rear property lines, east of Loch Lake Drive rear property lines, east of Ed White Elementary School, south of Oak Dale Way rear property lines, and south of Seabrook Methodist Church.



4.16.04. Submission and plan review procedures:

A. Application submittals: A completed building permit application form and three (3) sets of plans printed at a standard architectural sheet size of a minimum of (24"X 36") along with one electronic copy in PDF format, and include the following:

1. Site Survey.
2. Site improvement details such as building(s), parking lot(s) and or garage, curbing, walks, culvert, fences, water quality elements, screens, and mechanical equipment.
3. Civil plans that include existing and proposed grades and wet/dry utilities with sizes and locations.
4. Building plans and elevations (one copy of a colored elevation is needed). Samples of all exterior building materials to show color, texture, and finish.
5. A separate Landscape Plan(s) showing all vegetation setbacks, existing and proposed plant material, and irrigation to be installed (irrigation should be to shoulder of road within jurisdictional codes, ordinances, etc).
6. Site and exterior building Lighting Plan with Lumens per acre calculations and photo metrics including average light levels achieved.
7. Location and details for all exterior signage whether freestanding or building mounted (Signage Plan).
8. Construction access and staging areas.

4.16.05. Uses: Uses permitted by right and by conditional use shall be governed by Section 3.15, "Comprehensive land use regulation matrix" STCOD District.

4.16.06. Area Regulations:

Street Setback Criteria						
	Landscape & Parking Setbacks			Building Setbacks		
	Front	Side**	Rear	Front	Side*	Rear
Streets						
SH 146	20'	5'	5'	40'	40'	10'
Repsdorph	15'	5'	5'	25'	25'	10'
Lakeside	15'	5'	5'	25'	25'	10'

*For Lots where buildings abut each other for a contiguous shopping center, the Building Side Setback can be 0'.

**For Lots where the lot line runs in the middle of a driveway for a contiguous shopping center, the Landscape Setback can be 0'.

Side Building Setback Requirements				
Land Use	Adjoining Thoroughfare	Adjoining Collector	Adjoining R-1 – R-2 Single Family	Adjoining Commercial
Commercial	25'	25'	50'	Per IBC
Rear Building Setback Requirements				
Land Use	Rear Thoroughfare	Rear Collector	Adjoining R-1 – R-2 Single Family	Adjoining Commercial
Office	10'	10'	50'	10'
Retail	10'	10'	50'	10'

4.16.07. Building height: No building or structure shall have a finished floor whose elevation exceeds 74 feet 11 inches above finished grade. Structures exceeding 50 feet in height shall require a conditional use permit and shall be set back from properties zoned R-1 and R-2 a distance equal to the height of the structure. This setback shall not apply to church steeples, spires, belfries, cupolas, or other normal appurtenances usually required to be placed above the roof level and not intended for human occupancy.

4.16.08. Buffering and screening:

A. Special Landscape Area: (Graphic 4-A delineates the Special Landscape Area boundaries) the area within 50' of contiguous and adjoining R-1 zoned properties located in the Special Landscape Area shall meet the following standards:

1. Pervious, landscaped area
2. No drives or parking
3. No commercial or retail use
4. Irrigated and maintained by the owner thereof in good order, appropriately trimmed and clear of trash/debris.

B. Special Screening /Buffering: Along the Boundary with contiguous and adjoining R-1 zoned properties located in the Special Landscape Area, the following requirement shall apply:

1. 8' masonry wall without openings

2. Trees no shorter than 8' tall and in a quantity of no less than one tree per four feet of boundary wall shall be planted, maintained, and replaced as required. The layout shall be approved by the City Planning Director at the time of plan approval for the Project. The trees shall be appropriately irrigated.

C. Special Setbacks for Certain Uses: The following uses must be setback 75' from the following distances from contiguous and adjoining R-1 zoned properties located in the Special Landscape Area:

1. Loading Docks
2. Trash Dumpsters
3. Open Storage

Graphic 4-A
Special Landscape Area



4.16.09. Outside storage and display: Outside storage, display, and sales is only permitted for Single Tenants that exceed 50,000 SF of Gross Interior Square Footage. Outside Storage must be screened from view from all public streets with the use of screening walls, landscaping, or berms. Outside display and sales areas must be out of traffic circulation areas and maintained at all times to keep the area clean and free of debris and trash.

4.16.10. Parking: Concrete paving on any Lot shall be used for all paving surfaces of sufficient thickness to withstand the anticipated commercial traffic based on sound Geotechnical Engineering recommendations for the Lot. Paint Striping for Fire Lanes shall be per City requirements. Paint Striping for Parking and Traffic Control shall be 4" in width, White Traffic Paint, of the Best Commercial Quality. Pavers are required at all driveway entry points from a Public Right Of Way. Pavers shall be set on recessed 7" paving according to City standards. Pavers to start 15' inside of the Lot and extend to 25' inside the Lot and run the full width of the driveway. Pavers shall be modular concrete pavers, "Holland Stone – Antique Buff" color by Pavestone or approved equivalent. Paver areas shall be framed with 2 Soldier courses and then filled in with a Parquet pattern. Required parking shall be in accordance with Section 5, specifically including Section 5.04, Table 5-C, "Required Parking Spaces by Land Use Category" of Appendix "A" of the Code of Ordinances.

4.16.11. Landscaping: Each Lot shall have to be landscaped in accordance with the following guidelines and include a complete irrigation system. Preservation of healthy and desirable trees is encouraged where reasonable and should be considered in the design and layout of each Lot.

- A. Plants shall be selected from Table 4-A "Approved Plant List". These materials have been selected because they are generally native, drought resistant, and non-invasive. These same characteristics should be considered for seasonal color plantings also. Landscaped Islands, Setback Areas, and Green Spaces to include Solid Sod Bermuda Grass where mulched beds are not used.
- B. All Plant material shall be sound, healthy specimens typical of their species, free from injurious insects or disease. Plant proportions shall be those recognized as normal for a well grown plant of that species and size, as used by the American Standard for Nursery Stock. Caliper for sizes shall be taken on the trunk 6" to 12" above natural ground.
- C. Street Trees and Shrubs: One Tree will be required for every 50' of Street Frontage per Lot to be placed in the Landscape Setback. These trees can be clustered for planting so long as the quantity is met. Street Trees shall be 65 gallon, 3 1/2" minimum caliper, and 12'-14' in height at time of planting. (Street Trees and Shrubs will not be required for SH 146 Frontage.) Twenty-five (25) shrubs will be required for each 75' of Street Frontage per Lot to be placed in the Landscape Setback. These shrubs shall be planted at 36" on center. Shrubs shall be minimum 3 gallon size.
- D. Planting Islands: Parking rows should have Landscaped Islands on each end of the rows which shall contain one to two trees in each island depending on the reasonable planting and island size. If, at anytime, the required vegetation becomes diseased, deteriorated, or dies, the owner of the premises must replace the vegetation within 30 days of written notice of the city.

Table 4-A
Approved Plant List

APPROVED PLANT LIST		
Small Trees	Common Name	Reforestation Species
<u>Bumelia celastrina</u>	Tropical Buckthorn	Yes
<u>Cercis canadensis</u>	Redbud	Yes
<u>Chionanthus virginicus</u> Fringe Tree		
<u>Comus florida</u>	Dogwood	
<u>Diospyros virginiana</u>	Eastern Persimmon	
<u>Hamameys Virginiana</u>	Witch Hazel	
<u>Lagerstroemia indica</u>	Crepe Myrtle	
<u>Malus Spp.</u>	Crabapple	
<u>Pistacia texana</u>	Texas Pistache	Yes
<u>Prunus mexicana</u> Mexican Plum		
<u>Pyrus calleryana</u> bradfordii	Bradford Pear	
<u>Sophora spp.</u>	Mountain Laurel	
Medium & Large Trees		
<u>Acer Rubrum "Drummondii"</u>	Swamp Maple	Yes
<u>Betula nigra</u>	River Birch	
<u>Carya illinoensis</u>	Pecan	
<u>Celtis laevigata</u>	Southern Hackberry	Yes
<u>Fraxinus americana</u>	White Ash	
<u>Fraxinus pennsylvanica</u>	Green Ash	Yes
<u>Juglans nigra</u>	Black Walnut	
<u>Liquidamber styraciflua</u>	Sweetgum	Yes
<u>Liriodendron tulipifera</u>	Tulip Tree	
<u>Magnolia grandiflora</u>	Southern Magnolia	
<u>Ostrya virginiana</u>	American Hop Hornbeam	
<u>Pinus taeda</u>	Loblolly Pine	Yes
<u>Platanus mexicana</u>	Mexican Sycamore	
<u>Platanus occidentalis</u>	American Sycamore	
<u>Quercus falcata</u>	Swamp Red Oak	Yes
<u>Quercus glaucoides</u>	Lacey Oak	
<u>Quercus michauxii</u>	Swamp Chestnut Oak	
<u>Quercus macrocarpa</u>	Bur Oak	Yes
<u>Quercus shumardii</u>	Shumard Oak	
<u>Quercus texana</u>	Red Oak	
<u>Quercus texana nuttall</u>	Nuttall Oak	Yes
<u>Quercus virginiana</u>	Live Oak	
<u>Sabal Texana (Mexicana)</u>	Texas Sabal	
<u>Taxodium distichum</u>	Bald Cypress	Yes
<u>Ulmus crassifolia</u>	Cedar Elm	Yes

Shrubs, Dwarf Shrubs & Plants

<u>Azalea</u>	<u>Azalea</u>
<u>Abelia grandiflora prostrata</u>	<u>Dwarf Abelia</u>
<u>Berberis thumbergii</u>	<u>Pigmy Barberry</u>
<u>Gardenia radicans</u>	<u>Dwarf Gardenia</u>
<u>Hesperaloe parviflora</u>	<u>Red Yucca</u>
<u>Ilex Spp.</u>	<u>Holly-Yaupon</u>
<u>Lantana horrida T</u>	<u>exas Lantana</u>
<u>Nandina domestica nana</u>	<u>Dwarf Nandina</u>
<u>Poliomintha longifolia</u>	<u>Mexican oregano</u>
<u>Penstemon baccharifolius</u>	<u>Red Penstemon</u>
<u>Pittosporum tobira</u>	<u>Dwarf Pittosporum</u>
<u>Rosemarinus officinalis</u>	<u>Rosemary</u>
<u>Salvia leucantha</u>	<u>Mexican Brush Sage</u>

Small Shrubs & Plants

<u>Abelia Spp.</u>	<u>Abelia</u>	
<u>Anisacanthus wrightii</u>	<u>Hummingbird Bush</u>	
<u>Aucuba japonica</u>	<u>Aucuba</u>	
<u>Buxus Spp.</u>	<u>Boxwood</u>	
<u>Callicarpa americana</u>	<u>American Beauty Berry</u>	Yes
<u>Chaenomeles japonica</u>	<u>Flowering Quince</u>	
<u>Gardenia Spp.</u>	<u>Gardenia</u>	
<u>Hydrangea macrophylla</u>	<u>Hydrangea</u>	
<u>Opuntia compressa</u>	<u>Lowprickly pear cactus</u>	
<u>Malvaviscus drummondii</u>	<u>Turk's Cap</u>	Yes
<u>Opuntia engelmannii texana</u>	<u>Flaming prickly pear cactus</u>	
<u>Opuntia engelmannii linguiformis</u>	<u>Cow's tongue prickly pear cactus</u>	
<u>Opuntia leptocarpa Mackenson</u>	<u>prickly pear cactus</u>	
<u>Pavonia lasiopetala</u>	<u>Rock Rose</u>	
<u>Pistacia texana</u>	<u>Texas Pistachio</u>	Yes
<u>Raphiolepis indica</u>	<u>Indian Hawthorne</u>	
<u>Spiraea prunifolia</u>	<u>Bridal Wreath Spirea</u>	
<u>Yucca pallida</u>	<u>Paleleaf Yucca</u>	
<u>Yucca torreyi</u>	<u>Spanish Bayonet Yucca</u>	

Medium Shrubs & Plants

<u>Azalea indicum Indica</u>	<u>Azalea</u>	
<u>Buddleia Spp.</u>	<u>Butterfly Bush</u>	
<u>Camellia Spp.</u>	<u>Camellia</u>	
<u>Elaeagnus fruitlandi</u>	<u>Silverberry</u>	
<u>Feijoa sellowiana</u>	<u>Pineapple Guava</u>	
<u>Hibiscus coccineus</u>	<u>Texas Star Hibiscus</u>	Yes
<u>Hibiscus syriacus</u>	<u>Althea</u>	
<u>Ilex Spp.</u>	<u>Holly-Yaupon</u>	Yes
<u>Ilex decidua</u>	<u>Possumhaw</u>	Yes
<u>Jasminum Spp.</u>	<u>Jasmine</u>	
<u>Lagerstroemia indica "dwarf"</u>	<u>Dwarf Crepe Myrtle</u>	
<u>Leucophyllum frutescens</u>	<u>Texas Sage</u>	
<u>Lonicera fragrantissima</u>	<u>Winter Honeysuckle</u>	

<u>Malvaviscus drummondii</u>	<u>Turk's Cap</u>	Yes
<u>Crinum americanum</u>	<u>Crinum Lily</u>	
<u>Liriope Spp.</u>	<u>Lily Turf</u>	
<u>Lupinus texensis</u>	<u>Bluebonnet</u>	
<u>Lantana camara</u>	<u>Lantana</u>	
<u>Ophiopogon japonicum</u>	<u>Monkey grass</u>	
<u>Opuntia compressa</u>	<u>Low prickly pear cactus</u>	
<u>Opuntia engelmannii texana</u>	<u>Flaming prickly pear cactus</u>	
<u>Opuntia engelmannii linguiformis</u>	<u>Cow's tongue prickly pear cactus</u>	
<u>Opuntia leptocarpa</u>	<u>Mackenson prickly pear cactus</u>	
<u>Osmunda cinnamomea</u>	<u>Cinnamon Fern</u>	Yes
<u>Osmunda regalis</u>	<u>Royal Fern</u>	Yes
<u>Saururus cernuus</u>	<u>Lizardtail</u>	
<u>Sedum Spp.</u>	<u>Sedum</u>	
<u>Verbena peruviana</u>	<u>Peruvian Verbena</u>	
<u>Vinca minor and major</u>	<u>Vinca</u>	
<u>Woodwardia aereolata</u>	<u>Chain Fern</u>	Yes

Grasses Lawn and Ornamental

<u>Cynodon dactylon</u>	<u>Common Bermuda</u>	
<u>Buchloe dactyloides</u>	<u>Buffalo Grass</u>	
<u>Bouteloua gracilis</u>	<u>Blue Grama</u>	Yes
<u>Bouteloua curtipendula</u>	<u>Sideoats Grama</u>	
<u>Muhlenbergia capillaris</u>	<u>Gulf Muhly</u>	Yes
<u>Muhlenbergia lindheimeri</u>	<u>Lindheimer Muhly</u>	Yes
<u>Schizachyrium scoparium</u>	<u>Little Bluestem</u>	
<u>Stipa tenuissima</u>	<u>Mexican Feather Grass</u>	Yes

4.16.12. Sidewalks: The pedestrian paving will be constructed either within appropriate public street rights-of-ways and/or within the Landscape Setbacks. All walks must be constructed in a consistent workmanlike manner.

A. Minimum construction requires sidewalks to be four inches (4") thick with #3 reinforcement at eighteen inches (18") on center both ways. Public Sidewalks located within the City or County right-of-way shall be a minimum of five feet wide. No cold joints are permitted. Complete pours between expansion joints are required. Drill dowels into existing concrete curbs and driveways and use expansion joints with slip dowels at connections of existing and new concrete. Dowels are to be stubbed out where sidewalk is to be continued in the future.

B. Sidewalk elevations shall match with the existing manhole and valve box elevations. If adjustments of the height are required, Owner shall notify the Seabrook Public Works Department (24 hours) prior to sidewalk construction. If adjustments must be made, the Owner-builder/site developer will be responsible for such adjustments. Handicap ramps are required at every street and other locations required by **Americans with Disabilities Act of 1990 (ADA)** as amended.

4.16.13. Site lighting:

A. A lighting photometric drawing, as part of the Lighting Plan, shall be submitted depicting the design layout and illustrating a point-by-point foot-candle lighting to achieve a minimum average level of four foot (4') candles with a maximum/minimum uniformity ratio not to exceed (10:1). All office building lighting will achieve a minimum average lighting level of four foot (4') candles. The types, size, and style of the lighting fixtures shall also appear in the form of a schedule to the Lighting Plan.

B. All parking lot pole mounted lighting shall use the "GE Evolve LED lighting fixture with a minimum wattage of three hundred and fifteen (315) watts. Fixtures and poles shall have a powder-coated finish and shall be black color finish. Standards for parking lots shall be a maximum of thirty-nine feet (39') tall, on a 30" diameter, 30" tall concrete base that is painted white to match the traffic marking paint, and shall have a Glare light shield fixture. The arrangement of parking lot and drive way lights should provide adequate light coverage at all parcel entries and exits.

C. Buildings shall be adequately lit at night. Light fixtures shall be attractive, efficient, and shall not create Glare or spillover into adjacent properties. No flood lights shall be mounted on buildings except for wall packs at the rear of the buildings. Where used, the wall packs must be shielded to prevent light trespass onto adjoining properties.

D. Spillover at perimeter property lines shall be 0.00 foot-candles measured along the property line at a height of 30" above grade. Lighting fixtures located across or adjacent to R-1 and R-2 Single Family Residential Districts shall use "House Side Shields" to minimize glare.

E. Exterior lighting must enhance the atmosphere and safety of all public parking areas, walkways and entrances. Lighting shall be low key and placement of fixtures shall coincide with major walkway areas.

F. Choice of light fixtures and poles, other than parking lot light fixtures, must reflect the theme and architecture of the Project. Structure illumination shall be lit with a concealed, stationary-shielded light source.

G. All areas within the Property must be illuminated with area and decorative lighting continuously during operating hours or from dusk until at least 12:00 a.m. Each Owner of a Tract within the Project shall maintain at least one (1) exterior night light. Where multiple parcels/buildings are under one ownership, for the purposes of this exterior night light requirement, each tract shall be considered a separate tract.

H. Provided however, notwithstanding subsections (A) and (B) above, an applicant may present to the planning and zoning commission, on the site plan, specifications which include alternative materials if they meet or exceed the appearance and atmosphere requirements above and appear better suited under the circumstances.

4.16.15. Signage: Signage in the Overlay District shall be uniform in materials and general appearance.

A. Ground Sign Types: Three types of Multi Tenant on premise Ground Sign types will be allowed and must all be permitted through the City.

1. The signage shall be constructed in accordance with Graphic 4-B and 4-H.

Graphic 4-B

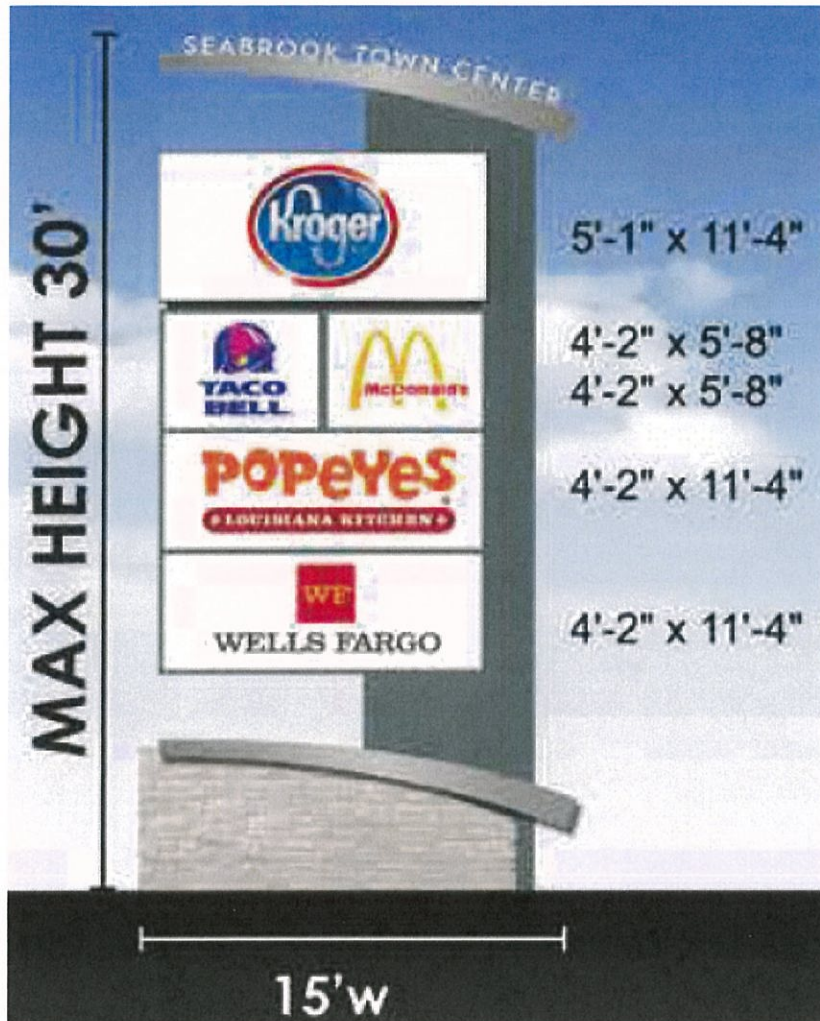
60' Max Height Multi-Tenant Ground Sign.



Graphic 4-C
50' Max Height Multi-Tenant Ground Sign.



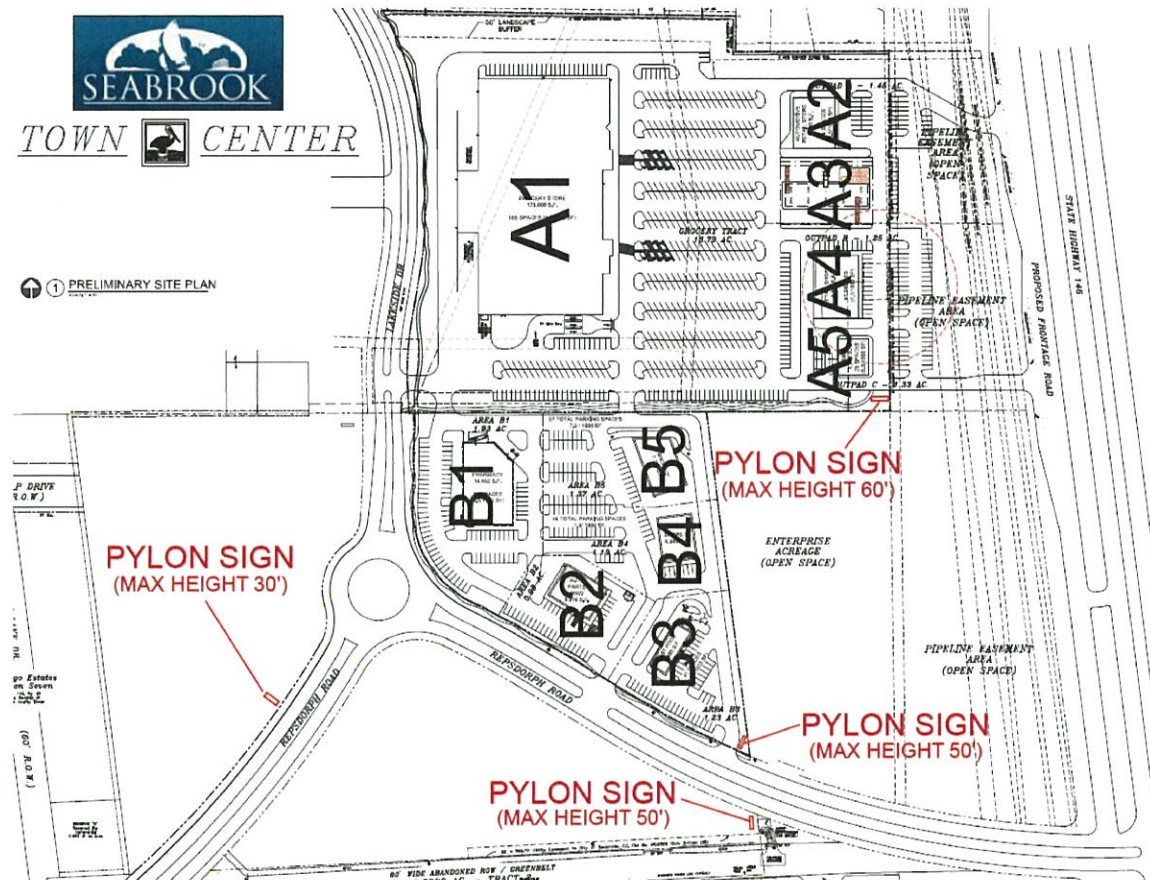
Graphic 4-D
30' Max Height Multi-Tenant Ground Sign.



2. The signage shall be located in accordance with Graphic 4-E.

Graphic 4-E

Multi-Tenant Ground Sign Location Map.



3. Multi-Tenant, Single Lot signage: One sign of this type will be permitted per applicable Lot. A sign of this type shall have a maximum height of 8' and maximum width of 6' including all structure and finishes.

Graphic 4-F



4. Single Tenant, Single Lot signage: One sign of this type will be permitted per applicable Lot. A sign of this type shall have a maximum height of 5' and maximum width of 4' including all structure and finishes.

Graphic 4-G

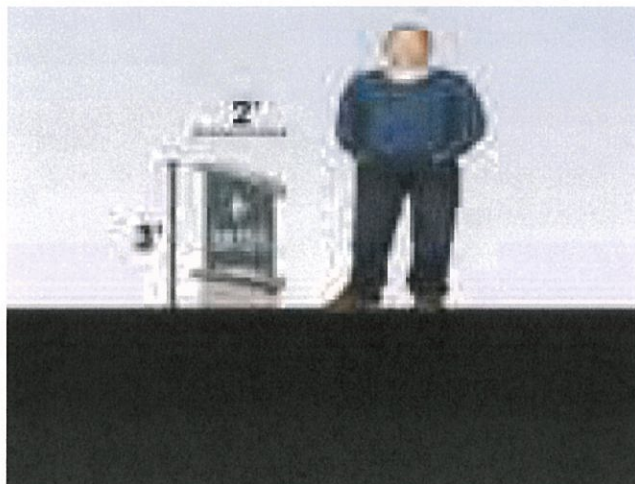


B. Building Signs:

1. Lettering shall not exceed 10' high and must be in proportion to the building facade area on which they are being placed. Sign Area (created as a rectangle around all lettering and images) cannot exceed 80% of the width of the space being identified multiplied by a factor of 2.
2. Multi-tenant building signs lettering shall not exceed 36" when in a single row of text, and 54" total when in two rows of text (providing a 6" space between the two rows).
3. Signs may be Individual Channel Letters or Wireway mounted, provided the Wireway is bottom justified and colored to match the building facade. Box Signs will not be allowed. Internally lit or back lit signs are allowed. Logos will not be permitted except for nationally recognized businesses.
4. Businesses that have frontage on multiple streets shall be allowed one sign per frontage that they face.

- C. Directional Signs: Small directional signs may be used where it helps circulation on site. No directions sign shall exceed 6 square feet in size or 36" tall, and lettering should be no more than 4" tall.

Graphic 4-H



4.16.16. External architectural finishes: Buildings located in the Overlay District must be uniform in materials and general appearance.

A. Acceptable Materials: Building Exterior Finishes, other than fenestrations, shall consist of Stone, Brick, Stucco, EIFS, Metal Panels, Painted Concrete Wall Panels, Painted or Decorative Concrete Block, and Cement Board Rain Screen Systems. A minimum of 18% of each façade shall consist of Brick or Stone. Main Field Colors should consist of earth-tone colors.

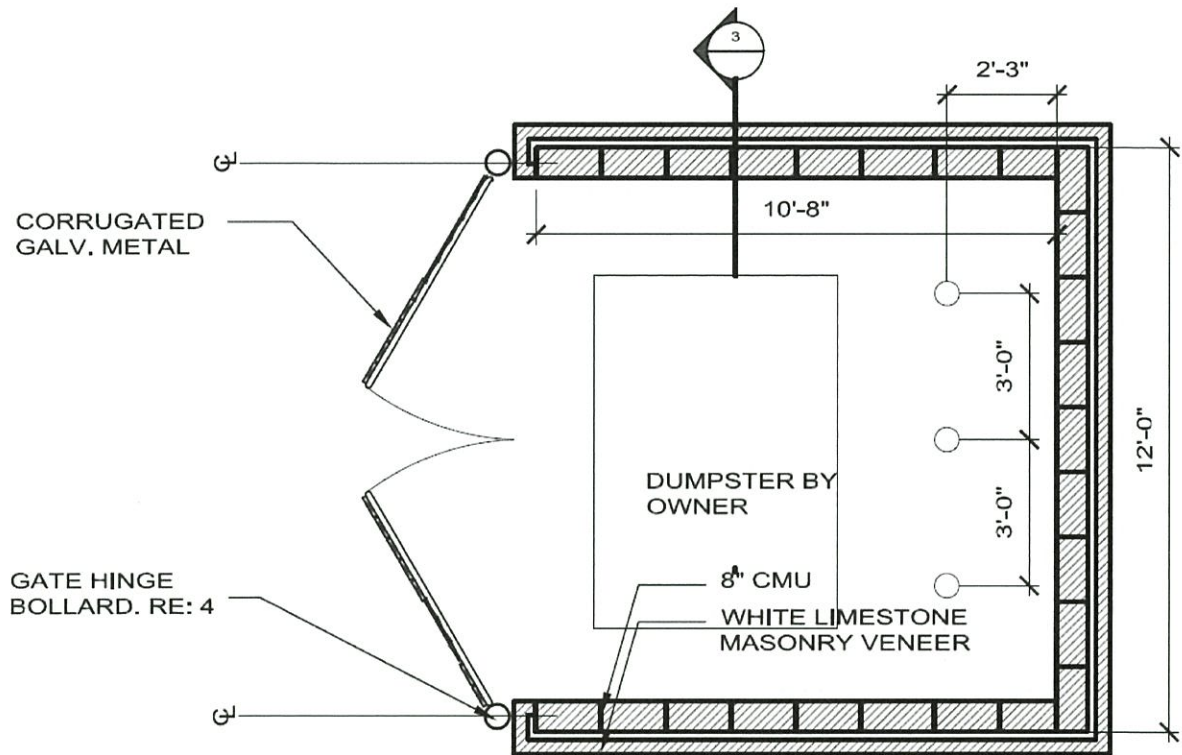
B. Specific Colors: When used in the facade of a building, Stone is to be Texas White Limestone in Random Ashlar Pattern, Brick is to be ACME Cinnamon Brown, Standing Seam Metal Roofing shall be Sierra Tan by Berridge Roofing, Aluminum Storefront is to be Clear Anodized, and Painted Concrete Block or Painted Concrete Wall Panels are to have heavy texture.

4.16.17. Supplementary regulations:

A. Dumpster enclosures: All trash and utility areas shall be screened from public view and backyard views with masonry wall and can also be further screened by landscape and other devices. Trash areas and dumpster locations shall be permanently fenced or screened with enclosures per Exhibits 2 thru 4 so that trash container / dumpster shall not be visible from any public street.

1. The enclosures shall be constructed in accordance with Graphic 4-I thru 4-L and kept closed at all times other than at trash pick-up times.

Graphic 4-I
Dumpster Enclosure

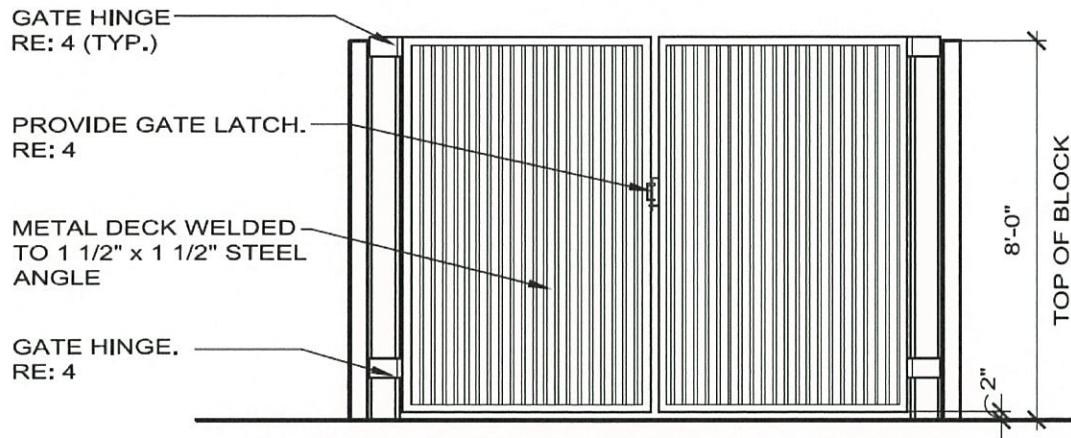


1

DUMPSTER ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

Graphic 4-J
Dumpster Enclosure

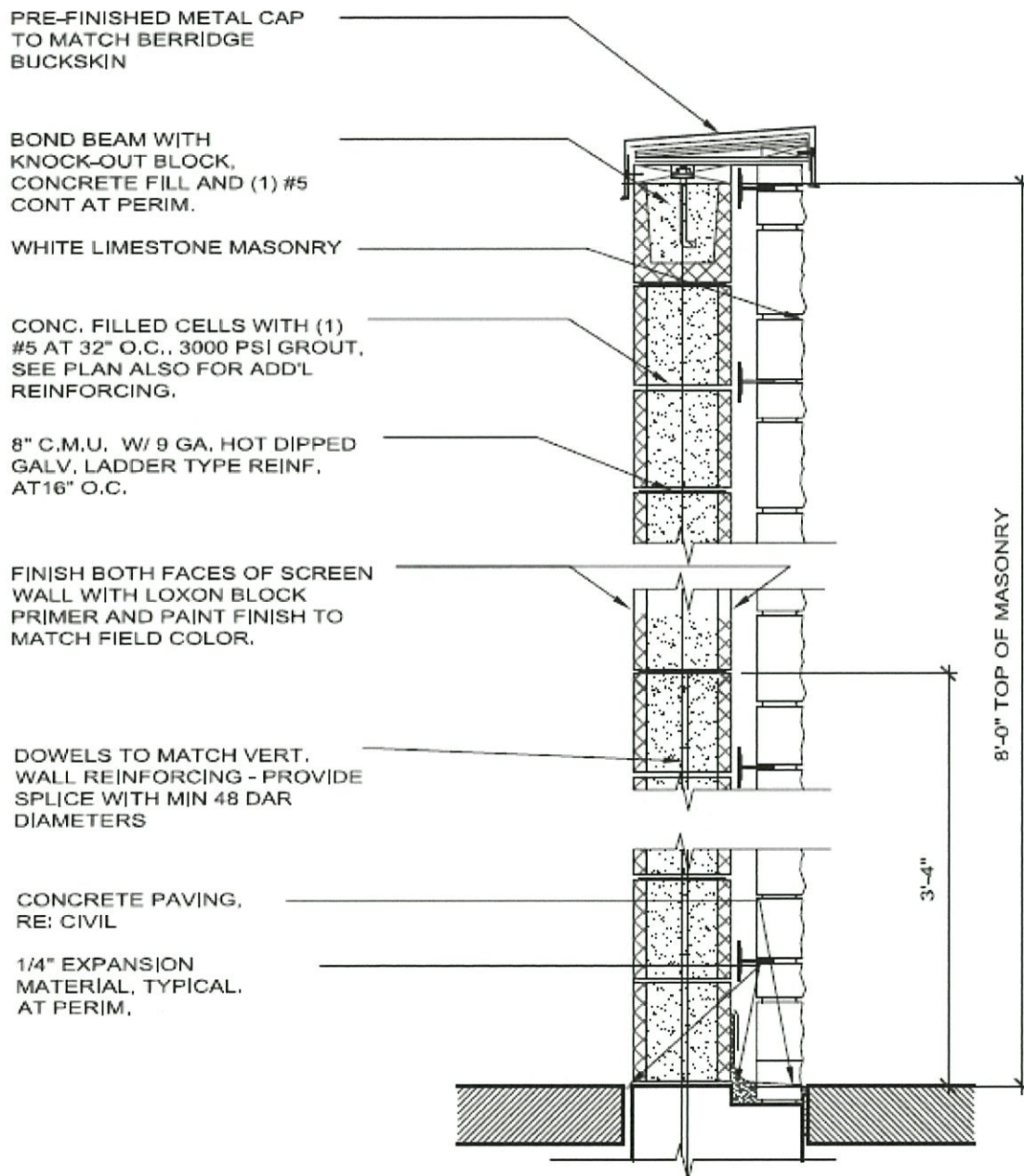


2

DUMPSTER ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

Graphic 4-K
Dumpster Enclosure

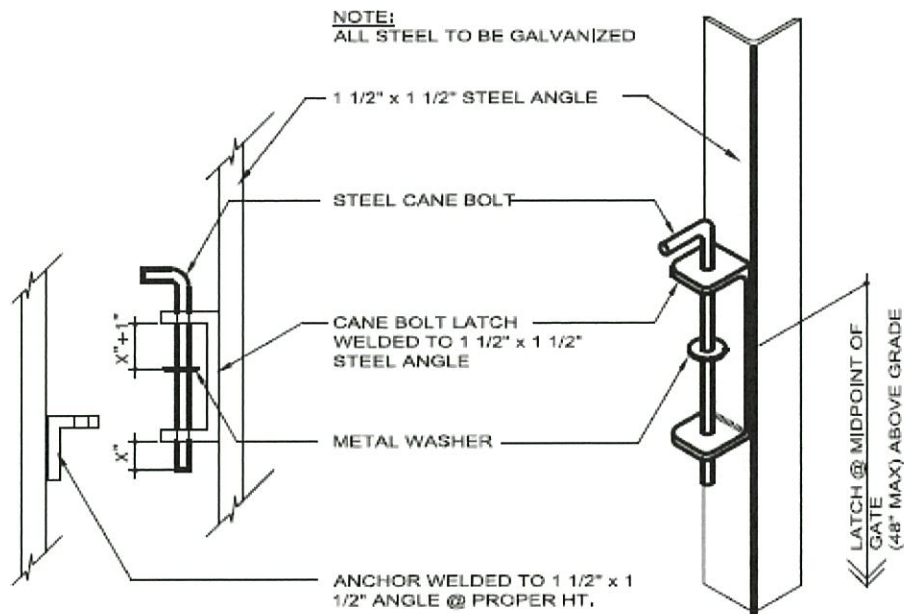


3

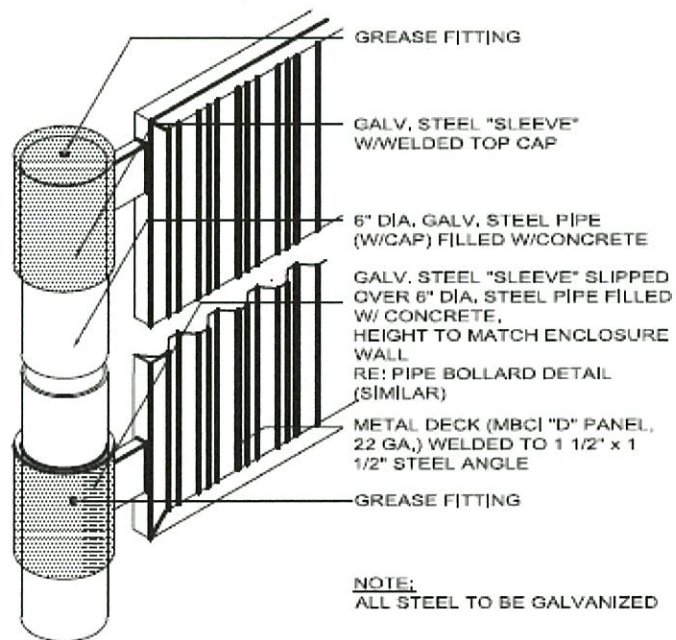
SCREEN WALL SECTION

SCALE: 1/1"=1'-0"

Graphic 4-L
Dumpster Enclosure



GATE LATCH DETAIL



GATE HINGE DETAIL

4

GATE LATCH DETAIL

SCALE: N.T.S.

B. Temporary structures: Structures for uses incidental to construction work on the premises which are removed upon completion or abandonment of construction work are allowed upon permit from the building official.

C. Temporary structures: No structures, including recreational vehicles, construction trailers, or travel trailers may be used for on-site dwelling purposes.

Sec. 3.15 Comprehensive land use regulation matrix.

Attachment B.

TABLE 3-A

Uses Permitted by Right and Conditional Uses ¹

X = Use by right. C = Conditional use permit required.

PUD = Planned unit development.

* = Active sales office required.

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	C-S	WAD	MMU	POD ²	STCOD ³	OS	MH	LI
Residential Uses															
Apartments				X											
Assisted Living Facilities				X	C	C									
Cluster housing			X	X									X		
Condominium				X					C	C					
Duplex				X									X		
Group homes	X	X	X	X											
Manufactured home / manufactured home park														X	
Single-family detached residence	X	X	X	X									X	X	
Townhouse				X						C					
Zero lot line homes			X	X											
Non-Residential Uses															
Accessory building/uses (all uses must be allowed per the zone)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Alterations, clothing					X	X	X	X	X	X		X	X		X
Ambulance service						X	X	X							X
Animal training schools						X	X	X							X
Appliance dealers / rental						X	X	X	X	X		X	X		X
Auction house						C	X						X		X
Auto body repair / painting							X								X
Auto dealers							X								X
Auto repair/detailing						X	X	X							X
Auto rental & leasing						X	X	X	C	C					X
Auto wrecker service							X								X
Bakers, wholesale							X								X
Banks or financial services					X	X	X	X	X	C		X	C		X
Banquet hall					C	X	X	X	X	C			C		
Barbers / beauty salons /day spa					X	X	X	X	X	X	X	X	X		X
Bars						C	C		C	C	C	C			C
Bed & breakfast				C	X	X	X	X	X	X	X		X		X
Bingo parlor						C	C		C	C					C
Boat engine repair & service						C	X	X	C	X					X
Boat hull repair & construction						C	X	C	C	X					X
Boat rental								X	X	X	X		X		X
Boat sales						C	X	X	X	X			C*		X
Bowling alleys						C	X			C					X

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	C-S	WAD	MMU	POD ²	STCOD ³	OS	MH	LI
Cabinet makers & millwork shops					X	X	X	X	C	X			X		X
Candy & confection, wholesale							X					<u>X</u>			X
Caterers					X	X	X	X	X	X			X		X
Cellular communications tower							C								X
Cemetery or mausoleum	C	C	C	C	C	C	C								X
Charter boat-service					C				X	X	X				
Child day care center					C	X	X					<u>X</u>	X		X
Child day care family home				C	C								X		
Church / place of worship	X	X	X	X	X	X	X	X	X	X	X	<u>X</u>	X	X	X
Cigar lounge						X	X	X	X	X	X	<u>X</u>			X
Cigar & tobacco shop						X	X	X	X	X	X	<u>X</u>			X
Civic club						C	C	C	C	C			C		C
Commercial automobile parking lot / garage						C	X				X				X
Computer sales & service					X	X	X	X	X	X		<u>X</u>	X		X
Contractors (with outside storage)							X			C			C		X
Contractors (without outside storage)						X	X			X			X		X
Convenience stores (without fuel pumps)					C	X	X	X	X	X		<u>X</u>	X		X
Copy & duplicating services					X	X	X	X	X	X		<u>X</u>	X		X
Dancehalls						C	C		C	C	C				X
Dance instruction					X	X	X	X	X	X		<u>X</u>	X		X
Delivery services						X	X	X		X	X				X
Dinner theatre						X	X		X	X		<u>X</u>	X		X
Domestic animal training schools						X	X	X							X
Dry cleaners (pickup only)					X	X	X	X	X	X		<u>X</u>	X		X
Electrical equipment & supplies, wholesale						C	X								X
Electronics manufacturer															X
Exterminators & pest control						X	X	X							X
Farm	X														X
Fish & seafood, retail					C	X	X	X	X	X	X		C		X
Fish & seafood, wholesale						C	X		X	X					X
Fraternal organizations						C	C		C						C
Funeral home / mortuary					C	X	X								X
Game rooms & billiard parlors						C	C		C	C	C	<u>C</u>			C
Gasoline service stations / convenience stores						X	X					<u>X</u>			X
Glass sales, tinting & replacement						X	X	X							X
Golf course/country club	C	C	X	X											X
Greenhouse						X	X								X
Gunsmiths						X	X	X	X	X			X		X
Health club					C	X	X		X	X		<u>X</u>	C		X
Heavy machinery sales							X								X
High rise (all uses within must be allowed per the zone)									X	C	C		C		

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	C-S	WAD	MMU	POD ²	<u>STCOD³</u>	OS	MH	LI
Hospice	C					X	X								X
Hospital						X	X								X
Hotels & motels (with full service restaurant)						X	X		X	X	X				X
Hotels & motels (without full service restaurant)						C	C		C	C	C				C
Janitorial services & supplies						X	X	X				<u>X</u>			X
Kennel, outdoor							X								X
Laundry, self-service						X	X	X	C	C		<u>X</u>			X
Limousine service					X	X	X	X	C						X
Machine shops & welding							X	X							X
Mailbox rentals					X	X	X	X	C	X		<u>X</u>	X		X
Mailing service , bulk					X	X	X	X	X	X			X		X
Manufacturing															X
Marina									X	X	X		C		
Medical emergency clinics (w/ambulance)										X		<u>X</u>			X
Medical equipment and supplies						X	X	X		X		<u>X</u>			X
Medical laboratories					C	X	X	X							X
Monastery or convent	C			C		C	C								C
Motion picture theatre						X	X		C			<u>X</u>			X
Motorcycle sales & repair						C	X	X							X
Museums					C	C	X		X	X	X		X		X
Nurseries					X	X	X	X					X		X
Nursing homes	C			X	C	C									X
Office, professional					X	X	X	X	X	X	X	<u>X</u>	X		X
Open air market (all uses must be allowed per the zone)													C		
Pawnbrokers						X	X	X							X
Personal care home (assisted living)				X	X	X	X						C		X
Pet shops (Indoor kennels only)					X	X	X	X	X	X		<u>X</u>	X		X
Printers							X	X							X
Private clubs (as per TABC)						C	C		C	C	C				C
Private schools					X	X	X			X			X		X
Public use (governmental)	X	X	X	X	X	X	X	X	X	X	X	<u>X</u>	X	X	X
Pumps, industrial sales and service							X								X
Quick lube/oil change						X	X	X				<u>X</u>			X
Radio/television transmission tower (commercial)										C					X
Recreational vehicle park															C
Recreational vehicle sales, rental & repair							X								X
Recycling center															C
Rental service store (no heavy equipment)						X	X	X							X
Rental, trucks & heavy equipment							X								X
Restaurant equipment & supplies						X	X	X							X
Restaurants					C	X	X	X	X	X	X	<u>X</u>	X		X

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	C-S	WAD	MMU	POD ²	STCOD ³	OS	MH	LI
Retail, heavy						X	X	X	X	X		<u>X</u>			X
Retail, light					X	X	X	X	X	X	X	<u>X</u>	X		X
Sailmakers					X	X	X	X	X	X			X		X
Sexually oriented business															X
Shipyard									X	X					X
Signs, manufacturing							X	X							
Skating rinks						C	X			X					X
Small engine repair						X	X	X							X
Smoke & head shop							X								X
Sports and recreational arenas										C					X
Stables	C														X
Storage, auto; inside							X								X
Storage, auto; outside							C								
Storage, boat; inside							X	X	X	X					X
Storage, boat; outside							X			X					X
Swimming pool & spa sales & supplies					C	X	X	X	C			<u>X</u>			X
Tele-video production						X	X	X	X	X					X
Theatre					C	X	X		X	X	X	<u>X</u>			X
Tire dealers and service						X	X	X							X
Trucking company															X
Upholstery shop					C	X	X	X	X	X			X		X
Veterinarians & animal hospitals (no outside kennels)					C	X	X	X	X	X		<u>X</u>			X
Veterinarians (with outside kennels)							X								X
Warehouse															X
Warehouses, offices & mini							X			X					X
Woodwork shops						X	X	X	X	X			X		X
Yacht/sailing club									X	X			X		

¹ A property is prohibited from having an accessory use/structure without the presence of a principal use/structure.

² Please reference Seabrook Code of Ordinances, Appendix A, Comprehensive Zoning, Section 4.15. The Point Overlay District Regulations, 4.15.04. Uses.

³ Please reference Seabrook Code of Ordinances, Appendix A, Comprehensive Zoning, Section 4.16. Seabrook Town Center Overlay District Regulations, 4.16.04. Uses.